FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Exception and Section 236.4, permission to use the herein described property for a contractor's equipment storage yard; and, pursuant to a a Petition for Zoning Variance from Section 238.1, to permit a front yard setback of 5 ft. in lieu of the required 25 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Contract Purchaser, B.F. Carroll Contractors, Inc., was represented by E. Harrison Stone, Esquire who appeared and testified. Appearing on behalf of the Legal Owners, the Maryland State Highway Administration, was represented by James S. Patton, a Professional Engineer. There were no Protestants.

Testimony indicated that the subject property is an unimproved parcel of land consisting of .837 acres +/- split zoned B.R.-C.S.1 and D.R.5.5 accessing Washington Boulevard, as indicated on Petitioner's Exhibit No. 1.

Proffered testimony indicated that Petitioner is desirous of improving the subject site for use as a Contractor's Equipment Storage Yard. Exhibits and testimony indicated that the site is located in a heavily commercialized area of Baltimore County.

Testimony further indicated that landscaping would be provided within the existing D.R.5.5 zone to buffer the proposed use from the adjoining trailer park.

It is clear that the B.C.Z.R. permits the use proposed in a B.R.-C.S.1 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319

The Petitioner has requested, in addition to the special exception relief, a front yard setback variance of 5 ft. in lieu of the required 25

Proffered testimony indicated that strict compliance with the zoning regulations would create a practical difficulty and unreasonable hardship in view of the layout of this particular parcel. Additionally, testimony indicated that the Petitioner's request are within the requirements of Sections 307.1 and 502.1 of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

After reviewing all of the testimony and evidence presented, it appears that the special exception and variance relief should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore Sanctary 1991 that the Petition for Special Exception, from Section 236.4, for a contractor's equipment storage vard.

> IT IS FURTHER ORDERED that a Petition for Zoning Variance from Section 238.1 so as to permit a front yard setback of 5 ft. in lieu of the required 25 ft., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the aforegoing relief:

in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED; and,

The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

STATE ROADS COMMISSION

WASHINGTON BOULEVARD

13TH ELECTION DISTRICT - 1ST COUNCILMANIC BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning at a point sixty seven (67) feet \pm north and at right angle from the center line of Washington Boulevard which is sixty (60) feet wide at the distance

South 44016'39" West 13.08';

South 47941'01" West 50.09';

South 53002'25" West 50.64';

South 57044'45" West 51.42'; South 54027'14" West 36.67';

North 46°21'30" West 100.00';

North 43⁰02'30" East 165.50';

South 46031'40" East 37.00';

North 43⁰02'30" East 35.00';

South 46031'40" East 94.10';

to the place of beginning which is a portion of the area as recorded as SHA Plat

following courses and distances:

#50724. This area containing 0.53 acre ±.

along the center line of Washington Boulevard of five hundred sixty (560) feet ±

southwest of the center line of the nearest improved intersecting street, Mayfield Avenue, which is fifty (50) feet wide. Thence from said point of beginning the

PROPERTY

Zoning Commissioner for

Baltimore County

111 West Chesapeake Avenue Towson, MD 21204

887-3353

January 8, 1991

E. Harrison Stone, Esquire Suite 600, 102 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Petition for Zoning Variance Case #91-169-XA B.F. Carroll Contractors, Inc., Contract Purchaser State Highway Administration, Legal Owner

Baltimore County Government

Zoning Commissioner

Office of Planning and Zoning

Dear Mr. Stone:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Zoning Commissioner

att.

cc: Peoples Counsel cc: James S. Patton, P.E.

PETITION FOR ZONING VARIANCE #100 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: $91-169-\times A$ The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1 so as to permit a front yard setback of 5 feet in lieu of the required 25 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) lardship and practical difficulty. 1. Strict compliance with current setback regulations would unreasonably prevent use of property for its intended purpose and would be unnecessarily burdensome. 2. Relief can be granted in such fashion that the spirit of the regulations will be observed and public safety and welfare are observed. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: State Pichway Administration B.F. Carroll Contractors Inc. (Type or Print Name) (Type or Print Name) 13 ATE 12-3-71 Signature 1502 N. Montford Avenue (Type or Print Name) 3000 -----Baltimore, Maryland 21213 City and State Attorney for Petitioner: 706 North Calvert St. (301) 333-1650 I Harrison Stone, Esq Baltimore, Maryland 21204 City and State Name, address and phone number of legal owner, con-Ste. 600, 102 W. Pennsylvania Ave. tract purchaser or representative to be contacted James S. Patton, P.E.

Name Patton Consultants, Ltd.

305 W. Chesapeake Avenue, Suite 305 Towson, Maryland 21204 City and State Towson, Maryland 21204 (301) 296-2140 Attorney's Telephone No.: (301)_823-1800___ ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

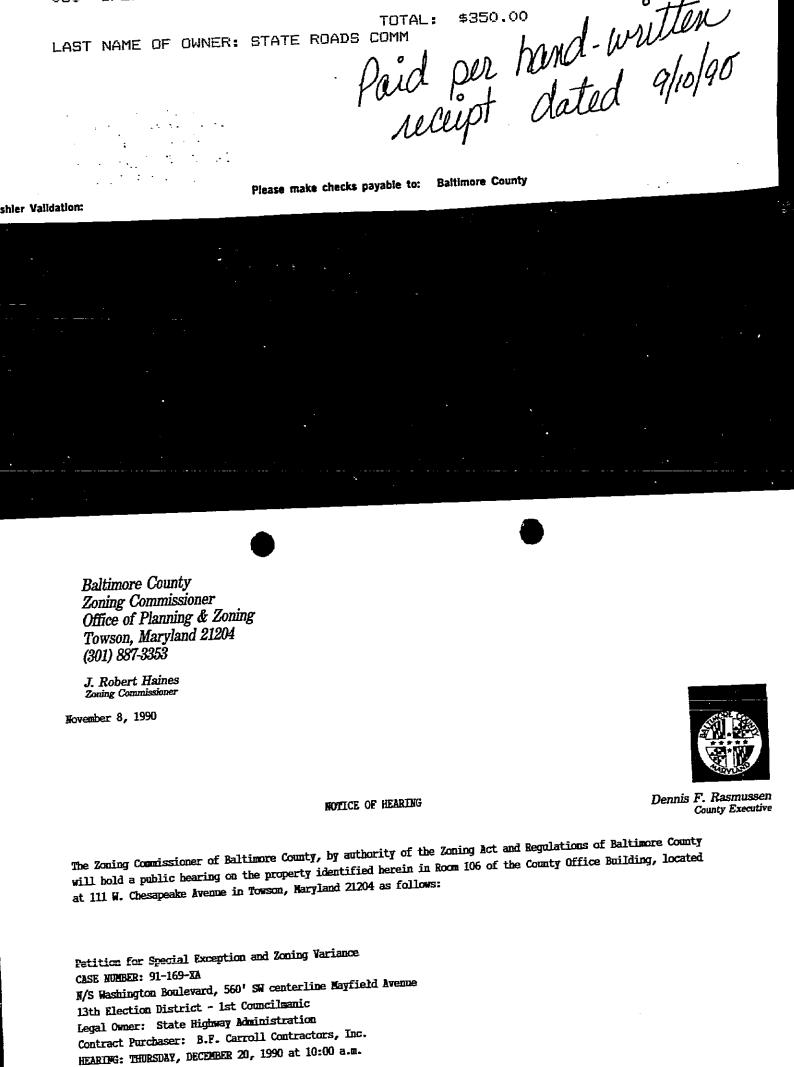
B.F. Caproll Contractors Inc. (Type or Print Name) Signature President 1502 Montford Averue Address Baltimore, Maryland 21213 City and State Attorney for Pertitioner: E. Harrison Stone, Esq. Signature Stee. 600, 102 W. Perunsylvania Ave. Address Towson, Maryland 21204 City and State Attorney's Telephone No.: Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, that property be posted, and that the public hearing be had before the Zoning County, on the day of		1 #100
The undersigned, legal owner(s) of the property situate in Baltimore County and which is escribed in the description and plat attached hereto and made a part hereof, hereby petition for a pecial Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the erein described property for a contractor's equipment storage yard (Section 236.4). Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): J/We do solemnly declare and affirm, under the penalties of perjuny, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: B. F. Castroll Contractors. Inc. (Type or Print Name) Signature Signature Signature Signature City and State Attorney for Petitioner: E. Herrison Stone, Esq. (Type or Print Name) Signature Signature Signature Signature Signature Signature Signature Address Toos.on, Maryland, 21204 City and State Attorney's Telephone No.: (301) 823-1800 ORDERED By The Zoning Commissioner of Baltimore County, this day of Legal owner, owner, and the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning County, on the day of Legal owner, on the law of ciccle of the property of the Zoning County, on the law of ciccle of the property of the posted, and that the public hearing be had before the Zoning County, on the law of ciccle of the property of ciccle of the property of ciccle of the property of the property of ciccle of the propert	PETITION FOR SP	ECIAL EXCEPTION
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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: B.F. Carroll Contractors, Inc. Crype or Print Name) Signature Benkley F. Carroll, Signature President 1502 Montford Auguste Address Baltimore, Maryland, 21213 City and State Attorney for Petitioner: E. Harrison Stone, Esq. Towson, Maryland, 21204 City and State Ste. 600, 102 W. Pennsylvania Ave. Address Towson, Maryland, 21204 City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ORDERED By The Zoning Commissioner of Baltimore County, this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, Office Building in Towson, Baltimore County, on the day of day of documents of contents of contents of county. In the penalties of perjury, that I/we are the legal owner, of the period of this petition be advertised, as the penalties of this petition be advertised, as the subject matter of this petition be advertised, as the penalties of the penalties of the penalties of the Zoning County, on the day of day of documents of county. It was a drawna Administration (Type or Print Name) Signature (Type or	I, or we, agree to pay expenses of above Spe	ecial Exception advertising, posting, etc., upon filing he bound by the zoning regulations and restrictions
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B.F. Casroll Contractors, Inc. (Type or Print Name) Signature Berkley F. Carroll, Signature President 1502 Montford Avenue Address Baltimore, Maryland 21213 City and State Attorney for Petitioner: E. Harrison Stone, Esq. Type or Print Name) Signature Address Address Towson, Maryland 21204 City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, that property be posted, and that the public hearing be had before the Zoning County, on the day of		under the penalties of perjury, that I/we
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Actorney for Petitioner: E. Harrison Stone, Fsq. 706 North Calvert Street (3(1) 333-1 Address Phone No. Baltimore, Maryland 21204 City and State Ste. 600, 102 W. Permsylvania Ave. Name, address and phone number of legal owner, contract purchaser or representative to be contacted 105 M. Chesameake Avenue, Suite 305 M. Chesameake Avenue, Suite 30	Signature Berkley F. Carroll, President	Signature
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Towson, Maryland 21204 City and State Attorney's Telephone No.: (301) 823-1800 ORDERED By The Zoning Commissioner of Baltimore County, this		•
Name Patton Consultants, Ltd. 305 W. Chesapeake Avenue, Suite 305 Towson, Maryland 21204 (301) 296-21 Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this		Name, address and phone number of legal owner, tour- tract purchaser or representative to be contacted
Attorney's Telephone No.: (301) 823-1800 ORDERED By The Zoning Commissioner of Baltimore County, this		Name Patton Consultants, Ltd.
of		305 W. Chesaneake Avenue, Suite 300
of, 19, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of, 19, at o'clock	OPDERED By The Zoning Commissioner	of Baltimore County, thisday
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A	Commissioner of Baltimore County in Room	106, County Office Building in Towson, Bailimore
4. M. O. Robert Springs	1 .	f, 19, at o'clock
A. I. T.	#:_M	Zoning Commissioner of Baltimore County.

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91-169-XA

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Baltimore County Zoning Commisioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204	Item#	Account: R-001-6150 Number		3380
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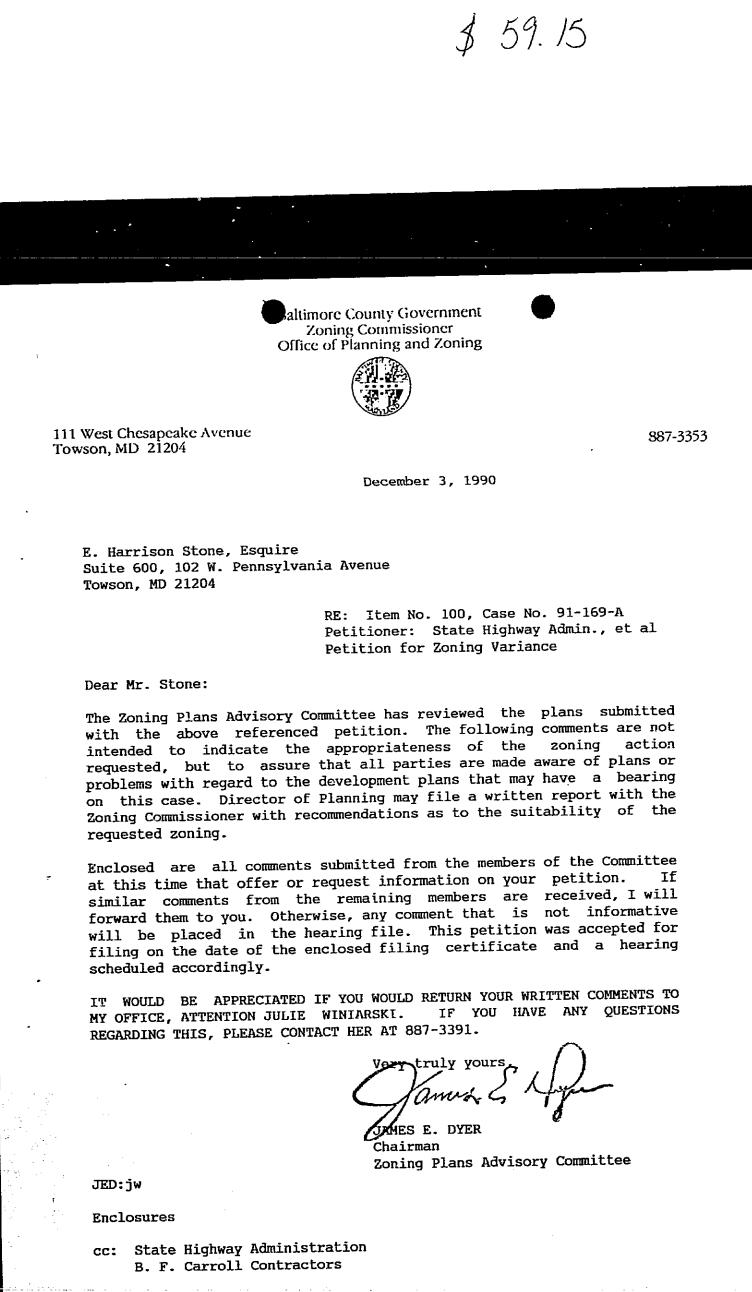
Special Exception for a contractor's equipment storage yard.

cc: B. F. Carroll Contractors, Inc. State Highway Administration E. Harrison Stone, Esq.

Variance to permit a front yard setback of 5 feet in lieu of the required 25 feet.

J. ROBERT HAINES

Baltimore County

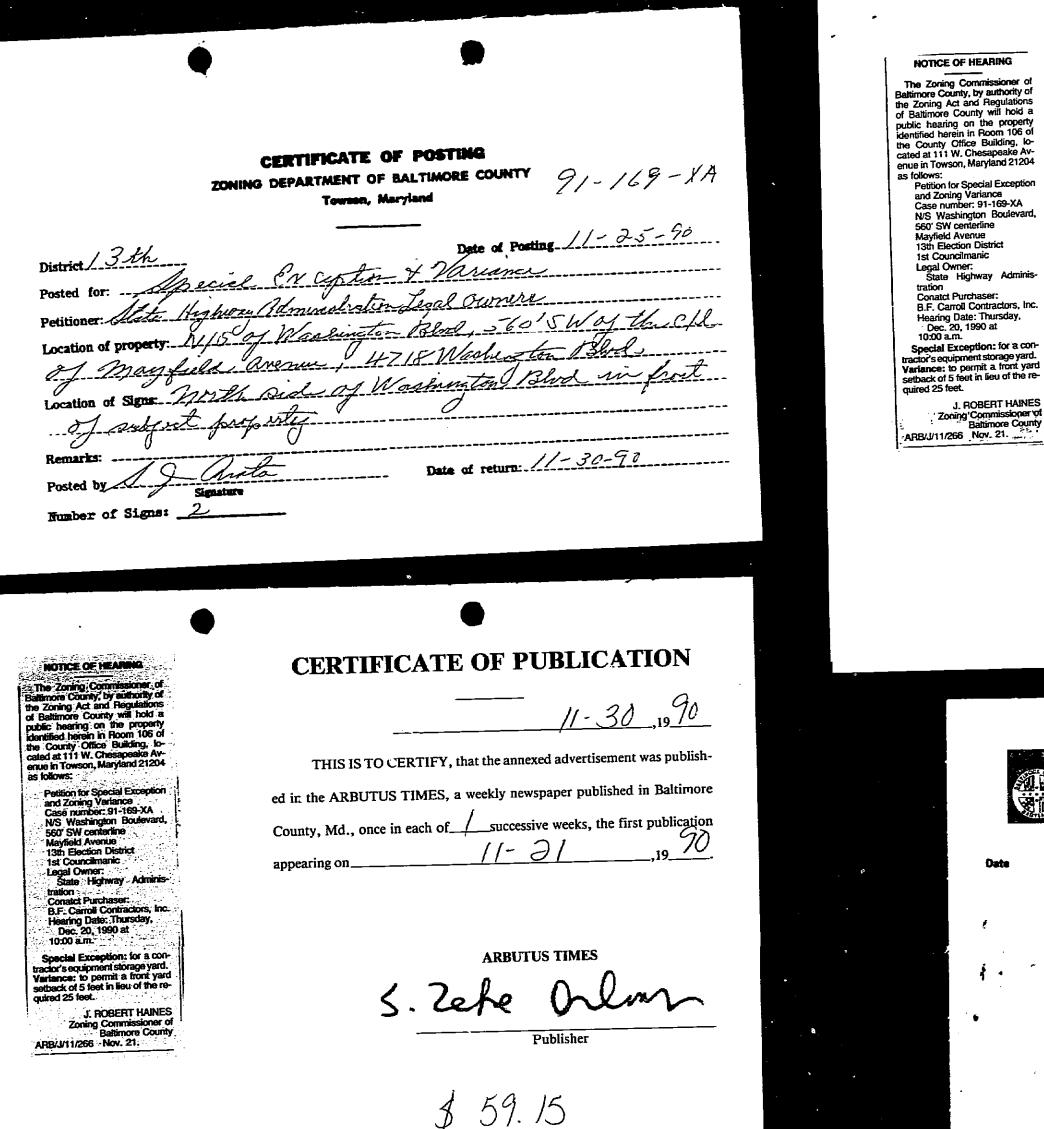


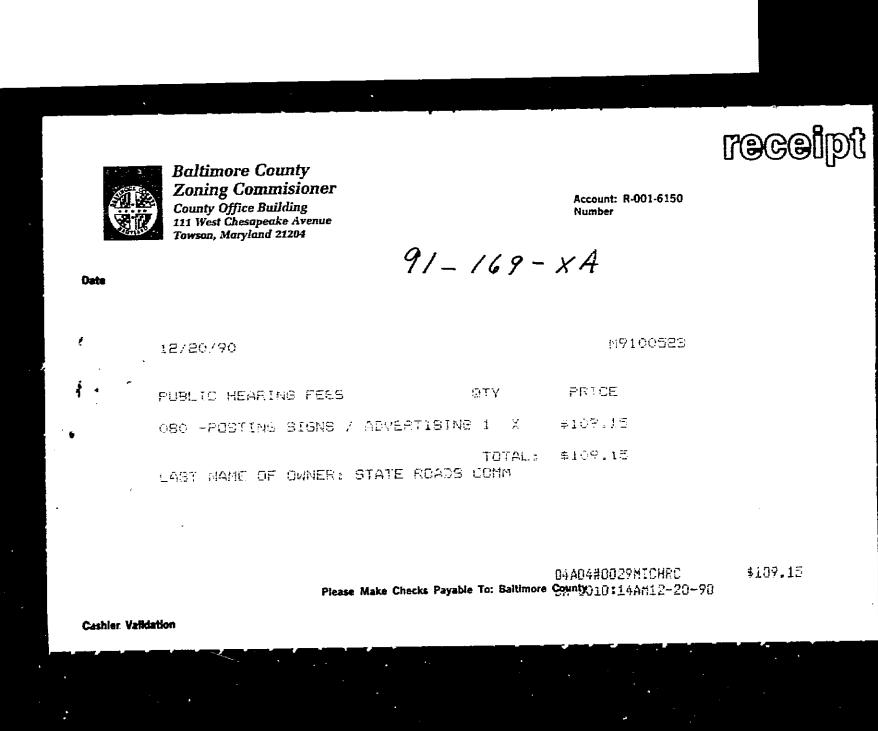
Special Exception: for a col

J. POSERT HAINES

CERTIFICATE OF POSTING

CERTIFICATE OF PUBLICATION





Baltimore County Government

887-3353

Zoning Commissioner
Office of Planning and Zoning

Your petition has been received and accepted for filing this

Petitioner: State Highway Administration, et al

Petitioner's Attorney: E. Harrison Stone

Robert Haines

ONING COMMISSIONER

16th day of October, 1990.

111 West Chesapeake Avenue

Towson, MD 21204

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

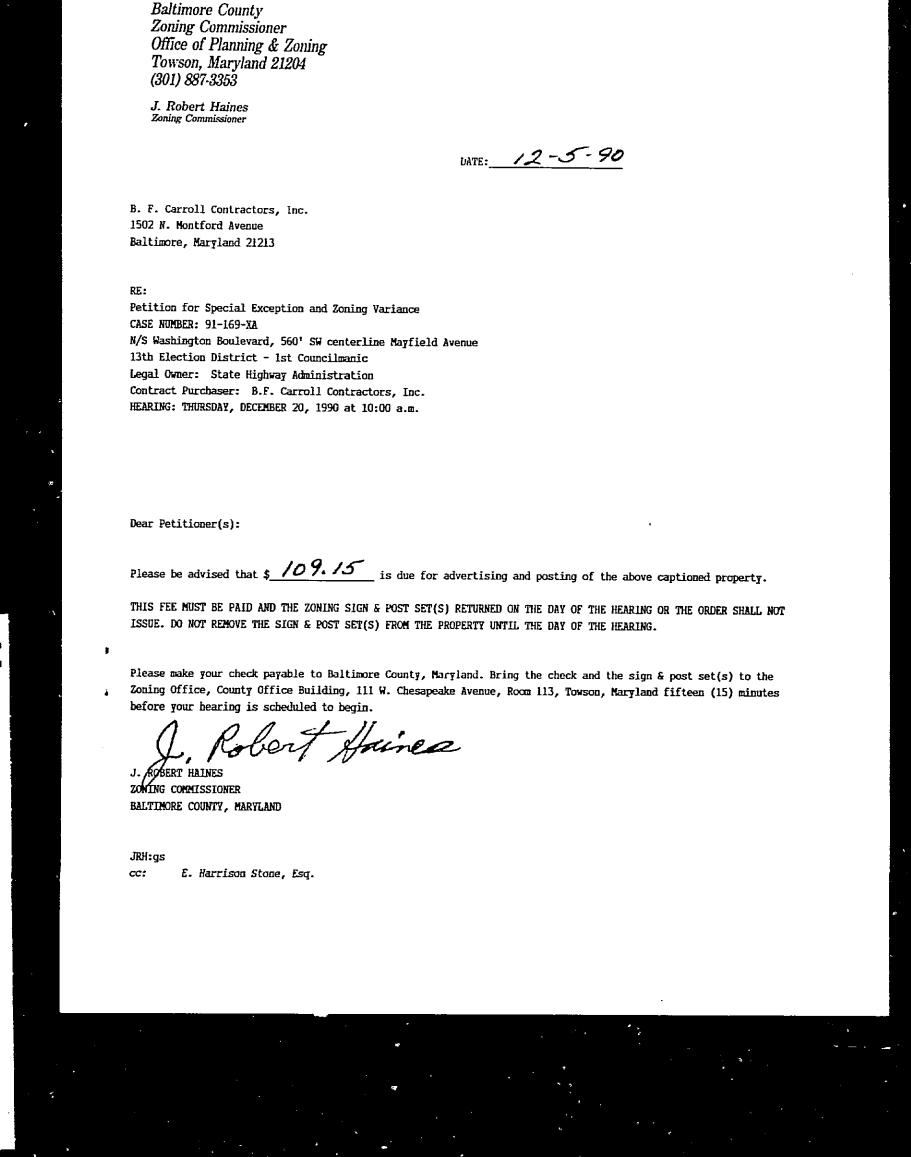
published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of _____ successive

weeks, the first publication appearing on 1/-2/, 19 90

THE JEFFERSONIAN,

\$ 59.15





Richard H. Trainor Secretary Hal Kassoff

September 19, 1990

RE: SHA Deed to B. F. Carroll Contractors Inc., dated March 22, 1990 (property on U.S. Rte. 1 at intersection with Southwestern Boulevard)

Mr. J. Robert Haines, Esquire Zoning Commissioner of Baltimore County Office of Planning and Zoning Towson, Maryland 21204

91-169-XA

Dear Mr. Haines:

This is to advise you that the State Highway Administration ("SHA") has executed a Deed to B.F. Carroll Contractors, Inc. dated March 22, 1990, covering certain property owned by SHA on the west side of U.S. Route 1 at its intersection with Southwestern Boulevard, Baltimore County, Maryland. It is anticipated that such Deed will be delivered to the said Grantee at closing, expected shortly.

This is to further advise you that SHA has no objection to the filing of any zoning petitions by the said Grantee for whatever zoning the Grantee feels is necessary for the Grantee's intended use of the property. This includes the filing of any petitions for Special Exception, Variances and/or Use Permits.

Property Manager Office of Real Estate

RSG:pvm



My telephone number is (301) 333-1650 Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toli Free 707 North Calvert St., Baltimore, Maryland 21203-0717 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: November 1, 1990

Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: State Highway Administration, Item No. 100

The Petitioner requests a Variance to permit a front yard setback of 5 ft. in lieu of the required 25 ft., and a Special Exception for a contractor's equipment storage yard.

In reference to the Petitioner's request, staff offers the following comments:

 An adjacent parcel is subject to a cycle zoning petition (Case No. CR-91-108-XA). B.F. Carroll Contractors, Inc. is the contract purchaser of the subject property and this property as well.

- On September 27, 1990, the Planning Board approved a waiver for the CRG meeting; however, the submission of CRG plan is required.

Staff believes the final disposition of this case should be withheld until the Board of Appeals rules on the reclassification petition.

Should the Petitioner's request be granted, staff recommends the following conditions: - Prior to the issuance of any building permits, the Petitioner shall submit cross=section of the proposed development from

Washington Boulevard. The Petitioner shall submit a landscape plan to the deputy director of the Office of Planning and Zoning, prior to the issuance of any building permits. Said plan shall include the provision of additional landscape treatment within the existing D.R.5.5 zone to buffer the proposed use from the adjoining trailer park.

EALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

PROPERTY OWNER: Legal Owner: State Highway Adm.

LOCATION: N/S Washington Blvd, 560' SW centerline

Contract Purchaser: B.F. Carroll Contractors, Inc.

() RAMPS (degree slope)

() CURB CUTS

() SIGNAGE

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

Mayfield Avenue

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE

MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE

SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT

NEW

A BUILDING PERMIT IS REQUIRED BEFORE ANYACONSTRUCTION CAN BEGIN.

SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND

ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE

ELECTION DISTRICT: 13th

COUNCILMANIC DISTRICT: 1st

PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE

October 9, 1990

PERMITS & LICENSES C2B

SUBJECT:

FOLLOWING:

HANDICAPPEI.

() BUILDING ACCESS

REQUIRED.

() OTHER -

() NUMBER PARKING SPACES

BALTIMORE COUNTY BUILDING CODE.

TO COMPLY TO NEW USE REQUIREMENTS.

received 111490

Office of Planning and Zoning Baltimore County, Maryland Page Two

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM100/ZAC1

received

BALTIMORE COUNTY, MARYLAND

TO: Zoning Advisory Committee DATE: October 18, 1990

Zoning Advisory Committee Meeting for October 15, 1990

the subject soning items and we have no comments for Items 115 and 141.

comments.

For Item 118, the property outline and square footage

For Item 143, a 10-foot widening strip is required

for future 50-foot right-of way of Oak eigh Beach Road.

TOWSON, MARYLAND 21204 - PHONE - 887-3900. THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,

FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

INTEROFFICE CORRESPONDENCE

FROM: Robert W. Bowling, P.E.

The Developers Engineering Division has reviewed

Item 137 is subject to the previous County Review Group

For Items 100, 138, 139 and 142, County Review Group Meetings may be required for these improvements.

are incorrect as per R/W plat 78-150-15A. The Naple Road right-of-way at frontage equals 42 feet.

Developers Engineering Division

Mr. Berkley F. Carrol

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Zoning Item # 100, Zoning Advisory Committee Meeting of October 15,1990

Location: NIS Washington Blud, 560 SW conterline Mayfield Audistrict: 13

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment

to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() A permit to construct from the Bureau of Quality Management is required for such items as spray paint

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation

() Prior to approval of a Fuilding Permit Application for renovations to existing or construction of new

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse,

Management, 887-3775, to obtain requirements for such installation(s) before work begins.

which has a total cooking surface area of five (5) square feet or more.

for any existing or proposed food service facility, complete plans and specifications must be submitted

Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality

processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or

health care facilities, complete plans and specifications of the building, food service area and type

of equipment to be used for the food service operation must be submitted to the Plans Review and Approval

Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for

saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health

and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department

of Environmental Protection and Resource Management for review and approval. For more complete information.

contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior

() Soil percolation test results have expired. Petitioner should contact the Division of Water

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property

Effects Report must be submitted. For more information contact the Division of Environmental Management

regulations of the State of Maryland and Baltimore County. If there are any questions regarding the

MANACENENT ...

(301) 296-2140 • FAX (301) 296-0-119

305 West Chesapeake Avenue • Suite 305 • Towson, MD 21204

Re: Petition No. 100

State Roads Commission/

4718 Washington Blvd.

Proj. No. 9022

B. F. Carroll Contractors, Inc.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations

() If lubrication work and oil changes are performed at this location, the method providing for the elimination

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the

(). Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacterio-

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision

(V Others Drainage from interior service bays is to be directed

to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

For more complete information, contact the Division of Maternal and Child Health.

of waste oil must be in accordance with the State Department of the Environment.

and Sewer to determine whether additional tests are required.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

subdivision process, please contact the Land Development Section at 887-2762.

to somitary sewer via cil separator.

On behalf of our client, B. F. Carroll Contractors, Inc., I would appreciate any

Due to his need to relocate his business to this new site as soon as practical,

I understand there has been a delay in scheduling this hearing due to submission

At the time of filing this Petition, zoning staff indicated a copy of the Commission's letter agreeing to filing this Petition was acceptable. The original

of an original letter from the State Roads Commission as part of this Petition.

of the letter had been attached to the Petition for Re-classification for the rear of the parcel which was filed August 30, 1990. E. Harrison Stone, Esquire has now provided an original letter from the State Roads Commission for this

effort to schedule the hearing on this Petition as early as possible.

Mr. Carroll has transmitted a letter to you justifying this request.

() Soil percolation tests, have been ____, must be ____, conducted.

and approval of Building Permit Applications.

County Standards must be drilled.

logical and chemical water samples.

Patton Consultants, Ltd.

October 3, 1990

Petition.

Thank you for your effort.

Mr. J. Robert Haines

Zoning Commissioner County Office Building

Towson, Maryland 21204

Sewage Disposal: <u>metro</u>

Property Owner: State Highway Administration

process which exhausts into the atmosphere.

review and approval.

Zoning Commissioner

County Office Building

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

Office of Planning and Zoning

ZONING OF ISE

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500

Paul H. Reincke

OCTOBER 11, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



RE: Froperty Owner: B.F. CARROLL CONTRACTORS, INC.

Location:

N/S WASHINGTON BOULEVARD

Item No.: 100

Zoning Agenda: OCTOBER 15, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division

JK/KEK

B. F. CARROLL CONTRACTORS INC.

1502 N. MONTFORD AVENUE - BALTIMORE, MARYLAND 21213 (301) 732-8516

October 2, 1990

91-169-XA

Mr. Robert Haines Zoning Commissioner/Baltimore County West Chesapeake Avenue Baltimore, Maryland 21204

RE: 0.83 Acres/Petition No. 100 Southwest Blvd. and Washington Blvd.

Dear Nr. Haines:

I would like, if possible, for you to consider shortening the time that it would normally take to hear and process my request for a special exception and variance for the use of said property for our business.

We are presently renting from Baltimore City, and our extended time to use that property has expired. B.F. Carroll Contractors, Inc. is an approved Baltimore County contractor presently performing contracts in the County.

We are moving our business from Baltimore City to Baltimore County with all of the advantages included:

(1) Additional employment for the County (2) 15-18 additional County employees (3) Tax dollars being paid in the County

a. Real Estate b. Employee Tax

This property was formerly owned by the State Road Commission and, therefore, was not taxable.

We will also improve the property with a new modern building, and suitable

B.F. CARROLL CONTRACTORS, INC.

PETITION NOT ACCEPTED PER ANN ON 9-19.

IF CLOSING TOOK PLACE ON 8-31, WE NEED COPY OF DEED AND HARRISON STONE TO CHANGE LEGAL OWNER AND INITIAL CHANGE. IF NOT, WE NEED ORIGINAL OF ATTACHED LETTER.

JULIANS OF LEGAL SOPPLIED SOP

